



BOARD OF DIRECTORS

Alan Fox CHAIR
Mark Grebner VICE CHAIR
Robert Pena TREASURER
Rawley Van Fossen SECRETARY
Ryan Sebolt MEMBER

THE LAND BANK BOARD WILL MEET ON MONDAY, SEPTEMBER 16, 2024 AT 4:45 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Zoom Meeting

<https://us02web.zoom.us/j/84673214248?pwd=PhcYYTZkvprJypmaaH6MpggSpHGU7B.1>

Meeting ID: 846 7321 4248

Passcode: 899379

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)	+1 346 248 7799 US (Houston)	+1 253 215 8782 US (Tacoma)

Agenda

Call to Order - The Ingham County Land Bank Board of Directors meeting is called to order. This meeting is also being held virtually.

Approve of the minutes from July 15, 2024

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
 - B. NXT Commercial Presentation – Welcome Johno Norian and Nicholas Maloof
2. Residential
 - A. List of Properties – August 2024
3. Administration
 - A. Accounts Payable – August 2024
 - B. Budget 2025 draft
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting is the meeting, Monday, October 21, 2024, at 4:45pm.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



AUGUST 19, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/81614049062?pwd=Yjt4RmXAAfVytDWNnMWaGdr4uNZzM.1>

Meeting ID: 816 1404 9062

Passcode: 998063

By Phone: 1 929 205 6099 US (New York)

CALL TO ORDER

Chairperson Fox called the August 19, 2024 Regular Meeting of the Ingham County Land Bank to order at 4:47p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Pena, Sebolt

Members Absent: Van Fossen (excused)

Others Present: Tim Perrone (virtually), David Burns, Roxanne Case, Harry Hepler, Catherine Czarnecki Merritt, Belinda Fitzpatrick

APPROVAL OF THE MINUTES

MINUTES OF JUNE 17, 2024 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

Belinda Fitzpatrick stated that she thought the park area in Frandor is very nice.

1. Commercial – Multi-Family

A. Sale Status report

David Burns touched on the state of the former bottling plant demolition, status of the former Pleasant Grove School RFP, the RFP on the former Leslie High School site, the tank removal by EGLE on the old gas station site on W Saginaw, the 2 possible pending sales on the Pointe West Condos, and the pre-sales of the Genesee Pointe Condos that are on schedule to be completed by the end of October.

AUGUST 19, 2024 REGULAR MEETING

B. Mr. Harry Hepler and Ms. Catherine Czarnecki Merritt presented a map and discussed development of the properties. The goal is to make the site a campus-type feel, starting with the southwest corner of the area. Unfortunately, there have been some delays due to anticipated zoning changes that haven't come to fruition, but will eventually. A couple of the homeowners are making some life changes, and will sell their house. At that time, H-Inc will submit a zoning request and construction may start in 6-12 months. David Burns stated that the Land Bank is leasing Land Bank properties to H-Inc who is maintaining them, which is a decent savings for the Land Bank annually.

2. Residential

A. List of Properties - Sold & In Progress, June and July 2024

No questions or comments.

3. Administration

A. Accounts Payable – June and July 2024 - accepted and on file

B. Budget 2024 Amendment (motion required)

COMMISSIONER GREBNER MOVED THE MOTION. COMMISSIONER SEBOLT SUPPORTED.

AYE: Fox, Grebner, Pena, Sebolt ABSENT: Van Fossen NAY: None

MOTION APPROVED UNANIMOUSLY.

Director Case stated that because some of the state and federal monies haven't come in yet, our numbers needed adjusting. The over-budget end total is just a timing thing and we should be in line by the end of the year.

C. Resolution to Authorize the Amendment of Issuance of Series 2022 Note and Amended Series 2022 Note

COMMISSIONER SEBOLT MOVED THE MOTION. COMMISSIONER GREBNER SUPPORTED.

RESOLUTION AUTHORIZING
AMENDED AND RESTATED SERIES 2022 NOTE

At a regular meeting of the Board of Directors (the "Board") of the Ingham County Land Bank Fast Track Authority (the "Authority") held on August 19, 2024.

PRESENT: Chairperson Fox, Commissioner Grebner, Commissioner Sebolt, Commission Pena
ABSENT: Rawley Van Fossen

The following resolution was offered by Member Commission Sebolt and supported by Member Commission Grebner:

WHEREAS, pursuant to a Resolution Authorizing the Issuance of Series 2022 Note adopted by the Board on September 27, 2022 (the "Original Resolution"), the Authority issued its Series 2022 Note in an amount not to exceed \$3,700,000 (the "Series 2022 Note"); and

WHEREAS, the Series 2022 Note was purchased by PNC Bank, National Association (the "Bank"); and

WHEREAS, the Series 2022 Note is secured by a pledge of and statutory first lien on the Net Revenues (as defined in the Series 2022 Note) of the Authority, bears interest at a Variable Rate (as defined in the Series 2022 Note), and matures on October 20, 2025; and

WHEREAS, the calculation of interest on the Series 2022 Note at the Variable Rate is dependent upon the availability of the Bloomberg Short-Term Bank Yield Index rate, also known as "BSBY"; and

WHEREAS, the Bank has informed the Authority that BSBY will no longer be available and has requested that BSBY be replaced with a Daily SOFR rate index; and

WHEREAS, the Chairperson of the Authority has presented the Board with the form of an Amended and Restated Series 2022 Note, and the Board desires to amend and restate its Series 2022 Note to provide for the calculation of interest pursuant to a Daily SOFR rate index, among other things.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. The Amended and Restated Series 2022 Note, in substantially the form presented to the Board, is hereby approved.
2. The pledge of and statutory lien on the Net Revenues as set forth in Section 8 of the Original Resolution is hereby reaffirmed in favor of the Amended and Restated Series 2022 Note.

AUGUST 19, 2024 REGULAR MEETING

- 3. The Amended and Restated Series 2022 Note shall be executed in the name of the Authority by the manual signatures of the Chairperson and the Secretary. After the Amended and Restated Series 2022 Note has been executed, it shall be delivered by the Chairperson or the Treasurer to the Bank.
- 4. The Original Resolution shall remain in full force and effect and all references therein to the Series 2022 Note shall also include the Amended and Restated Series 2022 Note.

YEAS: Chairperson Fox, Commissioner Grebner, Commissioner Sebolt, Commission Pena

NAYS: None

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

 Rawley Van Fossen, Secretary
 Ingham County Land Bank Fast Track Authority

 Alan Fox, Chair
 Ingham County Land Bank Fast Track Authority

STATE OF MICHIGAN)
)ss
 COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Board of Directors of the Ingham County Land Bank Fast Track Authority at a regular meeting held on August 19, 2024, and that the resolution has been recorded in the minutes of the Board of Directors. I further certify that notice of said meeting was given in accordance with the provisions of the open meetings act, as amended.

 Rawley Van Fossen, Secretary
 Ingham County Land Bank Fast Track Authority

 Alan Fox, Chair
 Ingham County Land Bank Fast Track Authority

AUGUST 19, 2024 REGULAR MEETING

D. Communications Narrative / Executive Director's Report

No comments or questions.

E. Legal

Nothing to report.

4. Limited public comment

Belinda Fitzpatrick stated that a redeveloper wiped out a garden and added a parking lot. The construction noise has made her a nervous wreck, and doesn't think the City should have allowed the development. She attended the Zoning Board meeting in regards to providing more housing through boarding houses and accessory dwelling units.

5. Announcements, Comments, or other Questions - None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:34 pm.

Next meeting on Monday, September 16, 2024, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

9/10/2024

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
1 33-01-01-08-427-021	(715) W Willow	Lansing	Value to be determined	8.01 acres. Missing middle, affordable, and home ownership are priorities. This is a complicated and difficult site to develop and will require brownfield and other subsidies to pencil.
2 33-01-01-09-127-022	W North St	Lansing	Value to be determined	Lot currently being used by the construction company for City sewer separation project. Waiting until bottle plant redevelopment has begun before relisting. Possible extra land available with part of Reasoner Park.
33-01-01-09-177-003	1506 N Grand River Ave (Bottling Plant)	Lansing	Contract price: \$100,000	The demolition part has been completed and the lot is seeded and strawed. Looks great! Contractor, ET MacKenzie, is now working on sidewalk replacement and curb inserts. All to be completed by the end of September.
33-01-01-09-176-062	N Capitol Ave	Lansing		PA/DA signed with NXT Commercial on 7/21/20 and last extended to 10/6/24. Architectural and engineering plans are being modified to go back to original height of 7 floors, 196 units, no parking structure, and adjusting the commercial space to front the river trail. River Trail, Detrick Park, and boat launch improvements are still part of the project. Initial feedback from LEDC and others is that the smaller project fell short of what is expected for this site. Interest rates and construction costs are the primary reason for cost reduction measures. Regularly scheduled meeting have resumed with developer, MEDC, LEDC, and Land Bank. Looking for 20 million in grants from multiple sources.
33-01-01-09-176-073	1611 N Capitol Ave	Lansing		
33-01-01-09-176-082	1617 N Capitol Ave	Lansing		
4 33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	Value to be determined	Demolition completed and lot looks great. RFP for new development proposals was released on June 27, 2024 and two responses were received. Presentations were made on Sept 5th in the Land Bank office to a group of five. A developer will be selected and announced by September 30, 2024. Work is being done by Ingham County Treasurer and Land Bank to obtain commercial tenants for new development which includes a medical space, a financial institution with a learning center and a day care center. Other opportunities for commercial space users remains.

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
5	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	List price: \$69,125	Local apartment developer for this 11+ acre site has not moved forward. An RFP will be sent out in September/October to start the search for a new buyer / developer.
6	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	Value to be determined	RFP (Request for Proposals) was released on 8/26/24 seeking a developer for this vacant parcel.
7	33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	Listed, no current offers. Will most likely be more desirable after the old Parks Furniture site (next door) is renovated and developed.
8	33-21-01-07-352-005	(3600) W Saginaw St (billboard lot)	Lansing	\$99,000	Old gas station site. EGLE and contractor, E.T. MacKenzie removed tanks on 7/25/24 and site has been restored. EGLE is planning to install 2 monitoring wells on site; this should be completed by the end of September.
9	Various parcel #s	E Park Terrace / May / Saginaw / Penn	Lansing	\$34,722	Working with H-Inc on large phased for-sale condominium development. Developer constructing in many phases, with the first of a 4-unit residential structure on the southwest corner and will require the land bank to sell one of 20 lots under contract. The developer owns about 20 lots already. The agreement allows a phased purchase to coincide with phased plan. The PA/rental agreement is about to expire and will be extended for 3 years with contingencies for an additional extension if necessary. The development, when completed will tentatively include a large retail/commercial at the northwest corner of Saginaw and Pennsylvania. H-Inc presented to LB Board in August 2024 meeting.
10	33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	List price: \$99,900	LB will attempt to rezone with special use permit for senior only zoning and remarket as a senior development site.
11	33-01-01-31-126-291, 33-01-01-31-126-281, 33-01-01-31-128-125	Holmes Rd / Glenbrook Dr	Lansing	TBD	2 parcels plus 1 lot totaling 5.76 acres. Several developers have looked at this site but no one has returned to make an offer. Possible opportunity for Apprenticeship Program - Housing Development.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
12 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx	Pointe West Condo's 5 units 1213 W Saginaw St 1217 W Saginaw St 1221 W Saginaw St 1225 W Saginaw St 1229 W Saginaw St	Lansing	Listing price targeting 80% AMI qualification	Sales and marketing efforts are underway. Three pending offers. LB has created a Board that consists of David Burns, Roxanne Case and Tim Perrone, and will run the HOA meetings initially and turn over responsibility to the co-owners when we are legally able.
13 33-01-01-17-231-041 33-01-01-17-231-031 33-01-01-17-231-021 33-01-01-17-231-011	Genesee Pointe Condo's 4 units 416 N M L King Jr. 418 N M L King Jr. 422 N M L King Jr. 424 N M L King Jr	Lansing	Listing price targeting 80% AMI qualification	Genesee Pointe, a 4 unit condo project is under construction. Fedewa Homes, Inc is our General Contractor. Project completion deadline is October 31st. and currently on track. Storm separation project is nearly completed, and the road may open up by late fall. Waiting on City for hook up to drain and utilities after sewer separation project and road construction is completed.
14 33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031	Hickory Pointe Condo's 4 unit Pennsylvania Ave (413-415-419) S		Listing price targeting 80% AMI qualification	Site design and building plans are complete and have been submitted to City for review in June 2024. Received some Dept approvals; still waiting for a few more. After all approvals are received, an RFP will be released to either select one General Contractor for both sites or one for each site. Plan to send out RFP in October. Application for MSHDA NHID Grant to help with funding was awarded on 7/10/24. \$100,000 for each unit awarded. 1 unit per each building is required to have the buyer be at 60% AMI or lower.
15 33-01-01-15-378-043 33-01-01-15-378-044	Pointe East Condos 4 units Pennsylvania Ave (500 block) S		Listing price targeting 80% AMI qualification	

Residential or Vacant Properties Update

August 2024 Sales

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-08-254-181	Roselawn (1333)	Lansing	Residential Vacant	1,200	8/2/2024

Residential Properties - in progress

Parcel #	Address	Project type / Notes
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- contract signed, ready for foundation. Permits approved; moving forward.
33-01-01-10-326-551/561	0 E Cesar E Chavez	New Construction -- contract signed, ready for foundation. Permits approved; moving forward.
33-01-01-14-357-202	502 Fairview St	New Modular Construction thru MSHDA. House set 12/19/23. Appraised at \$185,000. Pending sale.
33-01-01-32-176-361	(1727) Hillcrest St	New Construction -- awarded contract to Charles Therrian Builders. Delayed to spring 2025.
33-01-01-32-351-352	(2101) Reo Rd	New Construction -- awarded contract to Masterwork LLC. Construction moving forward.
33-01-01-10-180-211	Massachusetts Ave	Has a garage at rear of property
33-01-01-14-310-061	323 S Hayford Ave	Selling to Antroy Nathan for renovations
33-01-01-29-428-041	804 Loa St	Selling to Antroy Nathan for renovations
33-01-01-20-451-011	Pattengill Ave (1637)	Apprenticeship Program opportunity to build all-electric home w/solar panels - fall 2024
33-01-01-15-258-211	1310 Jerome St	Vacant lot for future building, w/shared garage w/neighbor at 1308 Jerome St.
33-01-01-15-258-191	1316 Jerome St	Renovations scheduled using State Land Bank Authority grant funds. RFP out; bids due 9/25/24.
33-01-01-15-258-181	1320 Jerome St	Renovations scheduled using State Land Bank Authority grant funds. RFP out; bids due 9/25/24.
33-01-01-15-258-151	123 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. RFP out; bids due 9/25/24.
33-01-01-15-258-161	125 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. RFP out; bids due 9/25/24.
33-01-01-15-258-171	127 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. RFP out; bids due 9/25/24.

Residential Properties - Slated for Demolition

33-21-01-14-452-005	421 S Detroit St	Awaiting reimbursement by State Land Bank
33-01-01-22-352-261	1735 Lyons Ave	Awaiting reimbursement by State Land Bank
33-01-01-23-105-052	725 S Hayford Ave	Awaiting reimbursement by State Land Bank
33-01-01-23-105-061	729 S Hayford Ave	Awaiting reimbursement by State Land Bank
33-01-05-05-202-022	5135 Balzer	Rec'd approval by State Land Bank Authority on 4/3/24. Slated for abatement & demo in fall 2024
33-01-01-14-380-141	642 S Francis Ave	FEMA grant, Phase 8. Resolution to approve transfer. Updated PA to City 1/14/24. Waiting on City now.

09/10/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
 CHECK DATE FROM 08/01/2024 - 08/31/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
08/02/2024	GEN	15228	ABSOLUTE S	ABSOLUTE SOLAR	6,339.70
08/02/2024	GEN	15229	ALL STAR	ALL STAR SNOW REMOVAL	4,460.00
08/02/2024	GEN	15230	APPLIED	APPLIED IMAGING	248.15
08/02/2024	GEN	15231	BOLLE	BOLLE CONTRACTING, INC	378,700.00
08/02/2024	GEN	15232	CITY PULSE	CITY PULSE	448.00
08/02/2024	GEN	15233	COHL	COHL, STOKER & TOSKEY, P.C.	783.10
08/02/2024	GEN	15234	DRAINSP	DRAIN & INSPECTION SERVICES INC	250.00
08/02/2024	GEN	15235	DRAINSP	DRAIN & INSPECTION SERVICES INC	250.00
08/02/2024	GEN	15236	DRAINSP	DRAIN & INSPECTION SERVICES INC	250.00
08/02/2024	GEN	15237	DRAINSP	DRAIN & INSPECTION SERVICES INC	250.00
08/02/2024	GEN	15238	DRAINSP	DRAIN & INSPECTION SERVICES INC	250.00
08/02/2024	GEN	15239	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	223.00
08/02/2024	GEN	15240	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	2,043.52
08/02/2024	GEN	15241	INGHAM	INGHAM COUNTY TREASURER	28,605.81
08/02/2024	GEN	15242	J & J HARD	J & J HARDWOODS, INC.	1,440.00
08/02/2024	GEN	15243	RHODE	JILL RHODE C.P.A.	1,800.00
08/02/2024	GEN	15244	KEBS	KEBS, INC.	575.00
08/02/2024	GEN	15245	KEBS	KEBS, INC.	575.00
08/02/2024	GEN	15246	KEBS	KEBS, INC.	575.00
08/02/2024	GEN	15247	KEBS	KEBS, INC.	575.00
08/02/2024	GEN	15248	KEBS	KEBS, INC.	575.00
08/02/2024	GEN	15249	KWIK	KWIK REPO INC	2,230.00
08/02/2024	GEN	15250	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,573.00
08/02/2024	GEN	15251	MCS EXCAVA	MIKE CHILDERS & SONS EXCAVATING	87,630.00
08/02/2024	GEN	15252	ROBINSON F	ROBINSON FARMS	350.00
08/02/2024	GEN	15253	FOUR	SCHUMACHER'S FOUR SEASONS	5,481.00
08/02/2024	GEN	15254	DBI SMART	SMART BUSINESS SOURCE	90.19
08/02/2024	GEN	15255	WE'RE	WE'RE DIFFERENT LAWNS & MORE	3,819.00
08/16/2024	GEN	15256	ALL STAR	ALL STAR SNOW REMOVAL	4,416.00
08/16/2024	GEN	15257	CITY PULSE	CITY PULSE	448.00
08/16/2024	GEN	15258	CITY PULSE	CITY PULSE	55.50
08/16/2024	GEN	15259	CITY PULSE	CITY PULSE	48.10
08/16/2024	GEN	15260	EDEN	EDEN GLEN CONDO ASSOCIATION	960.00
08/16/2024	GEN	15261	FEDEWA HOM	FEDEWA HOMES INC	226,000.00
08/16/2024	GEN	15262	GOOD FRUIT	GOOD FRUIT VIDEO	4,000.00
08/16/2024	GEN	15263	GRANGER	GRANGER	156.65
08/16/2024	GEN	15264	HOME	HOME DEPOT CREDIT SERVICES	29.99
08/16/2024	GEN	15265	INGHAM	INGHAM COUNTY TREASURER	203.72
08/16/2024	GEN	15266	KWIK	KWIK REPO INC	9,500.00
08/16/2024	GEN	15267	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,556.00
08/16/2024	GEN	15268	MAGWV	MAGWV	446.50
08/16/2024	GEN	15269	DOMBROWSKI	MICHAEL DOMBROWSKI	152.00
08/16/2024	GEN	15270	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	529.44
08/16/2024	GEN	15271	RED CEDAR	RED CEDAR CONSULTING, LLC	600.00
08/16/2024	GEN	15272	ROBIN	ROBIN WRIGHT	616.00
08/16/2024	GEN	15273	DBI SMART	SMART BUSINESS SOURCE	192.44
08/16/2024	GEN	15274	THERMALWAL	THERMAL WALL CONSTRUCTION SYSTEMS	8,175.77 V
08/16/2024	GEN	15275	THERMALWAL	THERMAL WALL CONSTRUCTION SYSTEMS	7,849.68 V

Check Date	Bank	Check	Vendor	Vendor Name	Amount
08/30/2024	GEN	15276	APPLIED	APPLIED IMAGING	162.65
08/30/2024	GEN	15277	MENARDS	CAPITAL ONE COMMERCIAL	301.82
08/30/2024	GEN	15278	COHL	COHL, STOKER & TOSKEY, P.C.	1,189.56
08/30/2024	GEN	15279	INGHAM	INGHAM COUNTY TREASURER	6,098.72
08/30/2024	GEN	15280	J & J HARD	J & J HARDWOODS, INC.	4,340.00
08/30/2024	GEN	15281	RHODE	JILL RHODE C.P.A.	1,800.00
08/30/2024	GEN	15282	KME ARCHIT	KME ARCHITECTURE LLC	1,200.00
08/30/2024	GEN	15283	KWIK	KWIK REPO INC	7,950.00
08/30/2024	GEN	15284	KWIK	KWIK REPO INC	8,770.00
08/30/2024	GEN	15285	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,556.00
08/30/2024	GEN	15286	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	173.00
08/30/2024	GEN	15287	MASTER	MASTERWORK, L.L.C.	66,585.93
08/30/2024	GEN	15288	NORTHERN	NORTHERN HOME IMPROVEMENT	189,813.22
08/30/2024	GEN	15289	PNC	PNC BANK, NA	4,850.98
08/30/2024	GEN	15290	GRACIA-WIN	VERONICA GRACIA-WING, LLC	1,044.02
08/30/2024	GEN	15291	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,704.00
08/30/2024	GEN	15292	WMGB	WMGB HOME IMPROVEMENT	340.00

GEN TOTALS:

Total of 65 Checks:	1,098,205.16
Less 2 Void Checks:	<u>16,025.45</u>
Total of 63 Disbursements:	<u>1,082,179.71</u>

Bank PR PNC PAYROLL CHECKING

08/02/2024	PR	573(E)	BWL	BOARD OF WATER & LIGHT	47.33
08/02/2024	PR	574(E)	BWL	BOARD OF WATER & LIGHT	76.07
08/02/2024	PR	575(E)	CONSUMERS	CONSUMERS ENERGY	17.82
08/02/2024	PR	576(E)	CONSUMERS	CONSUMERS ENERGY	18.42
08/16/2024	PR	577(E)	ADT	ADT SECURITY SERVICES, INC	204.12
08/16/2024	PR	578(E)	AT&T	AT & T	98.77
08/16/2024	PR	579(E)	BWL	BOARD OF WATER & LIGHT	379.19
08/16/2024	PR	580(E)	PITNEYBOW	PITNEY BOWES INC	104.94
08/16/2024	PR	581(E)	PNC	PNC BANK, NA	626.66
08/30/2024	PR	582(E)	BWL	BOARD OF WATER & LIGHT	63.86
08/30/2024	PR	583(E)	BWL	BOARD OF WATER & LIGHT	45.66
08/30/2024	PR	584(E)	COMCAST	COMCAST	157.90
08/30/2024	PR	585(E)	CONSUMERS	CONSUMERS ENERGY	17.81
08/30/2024	PR	586(E)	CONSUMERS	CONSUMERS ENERGY	18.38
08/30/2024	PR	587(E)	CONSUMERS	CONSUMERS ENERGY	13.60
08/30/2024	PR	588(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00

PR TOTALS:

Total of 16 Checks:	1,940.53
Less 0 Void Checks:	<u>0.00</u>
Total of 16 Disbursements:	<u>1,940.53</u>

REPORT TOTALS:

Total of 81 Checks:	1,100,145.69
Less 2 Void Checks:	16,025.45
Total of 79 Disbursements:	<u>1,084,120.24</u>

		INGHAM COUNTY LAND BANK										
9/10/24		2025 BUDGET										
		1st Draft, for Sept 2024 board mtg										
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	Revised 2024 Budget	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	251 MSHDA	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2025 Budget
REVENUE												
1	101-201-673.000	PROPERTY SALES	556,358	495,929	1,245,000	\$ 320,000				1,920,000	800,000	3,040,000
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(8,500)	-	-	-						-
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI	-	-	(50,000)							-
4	228-201-659.000	CDBG REVENUE	14,329	71,899	-	-						-
5	220-201-667.000	HOME REVENUE	(70,364)	-	-	-						-
6	250-101-670-100	BROWNFIELD DEBT REVENUE - COUNTYWIDE		141,133	183,000	-						-
7		MSHDA - EMERGING DEVELOPER			80,000	132,500					50,000	182,500
8	235-101-670.000	MEDC REVENUE (ARPA RAP Grant)	90,900	-	975,000	-				475,000		475,000
9	250-201-	HOUSING TRUST FUND GRANT	44,322	805,678	793,000	-				1,000,000	586,666	1,586,666
10	251-201-	MSHDA MOD & MICH FUNDS & MiNeighborhood		527,704	47,600	-		800,000				800,000
11	230-201-661.000	SLBA BLIGHT ELIMINATION FUNDS		-	2,500,000	-	1,550,000					1,550,000
12	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	400,000	400,000	400,000						400,000
13	101-101-672.000	SPECIFIC TAX REVENUE	180,000	256,266	220,000	220,000						220,000
14	300-201-631.000	RENTAL INCOME	80,057	84,452	76,800	2,000	80,000					82,000
15	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	40,000	20,000	-	20,000					20,000
16	202-201-675.000	GARDEN PROJECT REVENUE	19,602	8,575	10,000	7,500						7,500
17	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	-	-	-	-	142,000					142,000
18	300-101-635.000	INTEREST INCOME (Land Contracts)	9,207	8,311	7,800	7,500						7,500
19	300-201-641.000	LATE FEE REVENUE	-	-	-	-						-
20		CAPITAL CONTRIBUTIONS (inventory revenue)	-	22,000	-	-						-
21	101-000-640.000	MISCELLANEOUS INCOME	-	6,098	200	200						200
		TOTAL REVENUE	\$ 1,635,911	\$ 2,868,045	\$ 6,508,400	\$ 1,089,700	\$ 222,000	\$ 20,000	\$ 1,550,000	\$ 800,000	\$ 3,395,000	\$ 8,513,366
EXPENSES												
22	202-201-830.000	GARDEN PROJECT	15,963	19,046	10,000	7,500						7,500
23	228-201-659.000	CDBG EXPENSES	20,932	77,800	-	-						-
24	220-201-800.000	HOME EXPENSES		-	-	-						-
25	235-101-818.000	MEDC EXPENSES (ARPA RAP Grant)	90,900	-	975,000	-				475,000		475,000
26	250-201-800.000	MSHDA MOD & MICH FUNDS		-	-	-		800,000				800,000
27	101-220-XXX.XXX	MSHDA - EMERGING DEVELOPER			80,000	132,500					50,000	182,500
28	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	14,901	14,128	16,000	-	20,000					20,000
29	101-201-737.000	CLOSING COSTS - COMBINED	44,517	14,596	90,000	46,500	5,000					51,500
30	101-101-726.030	AUDIT FEE	17,500	18,900	28,000	28,000						28,000
31	101-101-804.000	BANK FEE	2,717	2,808	2,500	2,500						2,500
32	101-XXX-820.000	INSURANCE PROPERTY	21,465	29,643	33,000	33,000						33,000
33	101-101-995.000	INTEREST EXPENSE (LoC)	8,776	5,799	12,000	50,000						50,000
34	101-201-731.000	PROPERTY TAXES	1,839	4,837	2,000	2,000						2,000
35	101-201-967.000	LOSS ON INVENTORY		-	-	-						-
36	101-101-968.000	DEPRECIATION AND DEPLETION	31,075	34,169	34,400	21,000	14,000					35,000
37	101-101-814.060	LEGAL-ADMINISTRATIVE		7,920	5,500	4,000						4,000
38	101-201-814.060	LEGAL-PROPERTIES	20,464	259	3,000	3,000						3,000
39	101-201-731.XXX	CODE COMPLIANCE	4,334	657	2,000	2,000						2,000
40	101-XXX-931.010	LAWN & SNOW	163,639	99,972	100,000	140,000						140,000
41	101-101-921.000	UTILITIES-OFFICE	4,000	2,148	4,000	2,500						2,500
42	101-201-921.000	UTILITIES-PROPERTIES	5,268	11,659	6,000	5,000						5,000

FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	Revised 2024 Budget	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	251 MSHDA	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2025 Budget
43 101-101-931.000	MAINTENANCE-OFFICE		9,444	8,000	8,000							8,000
44 101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	21,041	2,426	20,000	5,000	5,000						10,000
45 250-201-800.000	NEW CONSTRUCTION - BROWNFIELD		-	183,000	-							-
46 101-101-800.000	RENOVATIONS - OFFICE		-	5,000	5,000							5,000
47 101-201-800.000	RENOVATIONS-PROPERTIES	144,130	82,508	20,000	5,000							5,000
48 250-201-800.000	RENOVATIONS-HOUSING TRUST FUND	44,322	382,916	1,650,000	-					2,850,000	1,370,000	4,220,000
49 251-201-800.00	RENOVATION - MSDHA		-	47,600	-							-
50 101-201-811.000	DEVELOPMENT EXPENSE	29,884	-	10,000	5,000							5,000
51 101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	101,624	89,065	70,000	74,000							74,000
52 101-201-726.020	PERMITS	960	-	-	-							-
53 101-XXX-727.050	SURVEY	2,025	575	-	-							-
54 101-201-727.000	APPRAISAL	500	100	-	-							-
55 230-201-800.000	SLBA BLIGHT ELIMINATION FUNDS		468,160	2,500,000	-			1,550,000				1,550,000
56 220-201-800.500	DEMOLITION (emergency)	22,363	2,300	15,000	-							-
57 300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	8,226	10,909	7,736	-	8,000						8,000
58 300-201-803.000	HOA/CONDO FEE	12,589	10,560	10,080	5,000	10,080						15,080
59 101-101-726.050	SECURITY	546	877	600	600							600
60 101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	49,573	82,696	59,960	60,000							60,000
61 101-101-819.000	SOFTWARE - BSA, ePP, website platform	24,732	25,760	29,600	30,000							30,000
62 101-101-726.040	COMMUNICATION - Comcast, AT&T	3,610	3,434	3,800	3,800							3,800
63 101-XXX-726.010	SUPPLIES	4,714	8,406	4,500	5,000							5,000
64 101-101-728.000	POSTAGE	642	887	1,200	1,500							1,500
65 101-101-802.000	CONSULTANTS	3,300		4,800	5,000							5,000
66 101-101-802.000	CONSULTANTS - Brownfield		145,072		-							-
67 101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	10,094	4,338	3,500	3,500							3,500
68 101-101-726.060	MEMBERSHIPS	2,084	2,564	3,200	3,000							3,000
69 101-101-726.090	VEHICLE EXPENSE	4,831	4,703	4,000	4,500							4,500
70 101-101-861.100	TRAVEL - Mileage	1,238	2,222	2,000	2,000							2,000
71 101-101-862.000	PROF. TRAINING/CONFERENCES	6,049	4,525	10,000	8,000							8,000
72 101-101-901.000	AMERICORPS MEMBER	-	-	-	20,000							20,000
73 XXX-101-900.000	PAYROLL REIMBURSEMENT	317,339	253,324	473,913	212,667			104,934		78,214	85,789	481,604
74 101-101-903.000	PAYROLL SERVICE FEE	1,331	1,442	1,500	2,000							2,000
75 XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	66,068	68,648	86,400	90,000							90,000
76 101-908.000	457 PLAN ADMIN EXP			-								-
77 XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	24,391	21,417	36,254	22,426			8,027		5,983	6,563	43,000
78 XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	712		-								-
79 XXX-101-904.000	WORKER'S COMP PREMIUM	5,412	7,744	7,000	10,000							10,000
	TOTAL EXPENSES	1,382,617	2,041,363		1,070,493	42,080	20,000	1,662,961	800,000	3,409,197	1,512,352	8,517,084
	NET OF REVENUES & EXPENDITURES	253,294	826,682		19,207	179,920	-	(112,961)	-	(14,197)	(75,686)	(3,718)
	CASH BALANCE	873,519	299,330									
	LOC Payments											
	LOC BALANCE	184,332	-		1,100,000							

- Ingham County was awarded MSHDA grant funds on 5/9/24 to support apprenticeship and training programs.
- Land Bank hired Roxy Eaton as the new Emerging Developer Outreach Coordinator. This position will create training, communication, and networking opportunities for organizations, agencies, businesses, and individuals involved in real estate development in the County.
- Land Bank is working with T.A. Forsberg Inc on an Apprenticeship Program. Bids/quotes have been sent out and received. Forsberg has applied for the building permit, in preparation of digging ground and getting set to commence construction. Goal is to start construction in October on the next all-electric house, planned on Pattengill Ave, Lansing. This site will be the hands-on training project for the Apprenticeship Program.
- The modular construction on 502 S Fairview Ave, Lansing has been completed (with change and correction of the sewer line and City of Lansing's connection), and is up for sale at the appraised price of \$185,000. The 1st accepted offer fell through and the buyer backed out. We are working on the backup / 2nd offer.
- Land Bank purchased 2 properties through the Ingham County Treasurer, on Mechanics St and Bensch St. Due to complications on the signoff of the previous owners, the Land Bank needs to go through an Expedited Quiet Title Action. This will take 4-8 weeks; in the meantime, the Land Bank plans to lease the properties to the new buyer, Eastside Community Action Center, for \$1 so that they can start the planning stages of renovation.
- All Land Bank staff are attending the annual Michigan Land Banks Association Leadership Summit, being held in Muskegon, on Sept 18-20. Sessions and speakers appear to be informative and will help direct Ingham County in new ideas and opportunities. Office will be closed on Thursday, Sept 19 and part of the day on Friday, Sept 20.